040.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	783,000 / 783,000
					USE VALUE:	783,000 / 783,000
					ASSESSED:	783,000 / 783,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHERNIS JOHN J
Owner 2:	AINSLIE SOPHIA S
Owner 3:	
Street 1:	46 RAWSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BAYIATES ARTHUR--ETAL -
Owner 2:	O'BRIEN ALISON P -
Street 1:	10 TROWBRIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,985 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1915, having primarily Aluminum Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3985.000	351,400		431,600	783,000
Total Card	0.091	351,400		431,600	783,000
Total Parcel	0.091	351,400		431,600	783,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.45 | /Parcel: 358.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 26484
GIS Ref:
GIS Ref:
Insp Date: 11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	351,400	0	3,985.	431,600	783,000	783,000	Year End Roll	12/18/2019
2019	104	FV	290,400	0	3,985.	458,600	749,000	749,000	Year End Roll	1/3/2019
2018	104	FV	290,400	0	3,985.	334,500	624,900	624,900	Year End Roll	12/20/2017
2017	104	FV	272,500	0	3,985.	291,400	563,900	563,900	Year End Roll	1/3/2017
2016	104	FV	272,500	0	3,985.	248,200	520,700	520,700	Year End	1/4/2016
2015	104	FV	227,600	0	3,985.	242,800	470,400	470,400	Year End Roll	12/11/2014
2014	104	FV	227,600	0	3,985.	199,600	427,200	427,200	Year End Roll	12/16/2013
2013	104	FV	236,600	0	3,985.	189,900	426,500	426,500		12/13/2012

!3269!

PRINT

Date	Time
12/10/20	18:33:38

LAST REV

Date	Time
04/02/19	15:15:09

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3269

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAYIATES ARTHUR	39744-605		6/30/2003		405,000	No	No		
	21581-020		12/1/1991		99	No	No		A

USER DEFINED

Prior Id # 1:	26484
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2013	1302	Manual	8,800	C				
6/12/2006	455	Porch	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
1/10/2009	Meas/Inspect	336	PATRIOT
9/27/2003	MLS	HC	Helen Chinal
3/5/2000	Mailer Sent		
3/1/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3985		Sq. Ft.	Site		0	80.	1.35	1									431,639						431,600	

Total AC/HA: 0.09148 | Total SF/SM: 3985 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 431,639 | Spl Credit | Total: 431,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.34398544
Const Adj.:	0.99980003
Adj $ / SQ:	214.995
Other Features:	100000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	509238
Depreciation:	157864
Depreciated Total:	351374

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

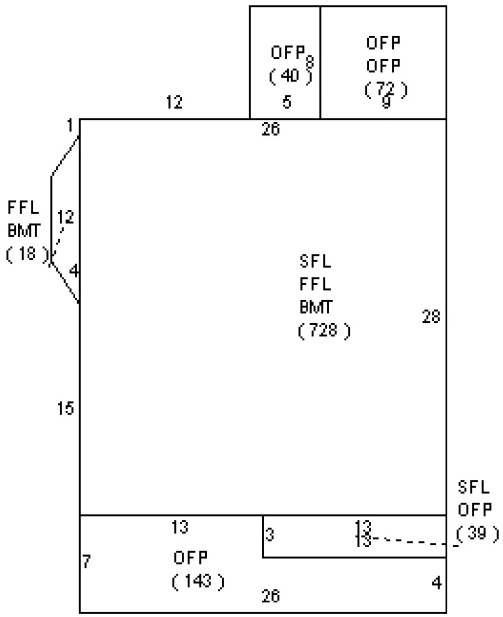
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	214.99
Special Features:	0	Val/Su Net:	133.87
Final Total:	351400	Val/Su SzAd	232.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	767	214.990	164,901
BMT	Basement	746	102.230	76,264
FFL	First Floor	746	214.990	160,386
OFP	Open Porch	366	21.000	7,687

Net Sketched Area:	2,625	Total:	409,238
Size Ad	1513	Gross Are	2625	FinArea	2184
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

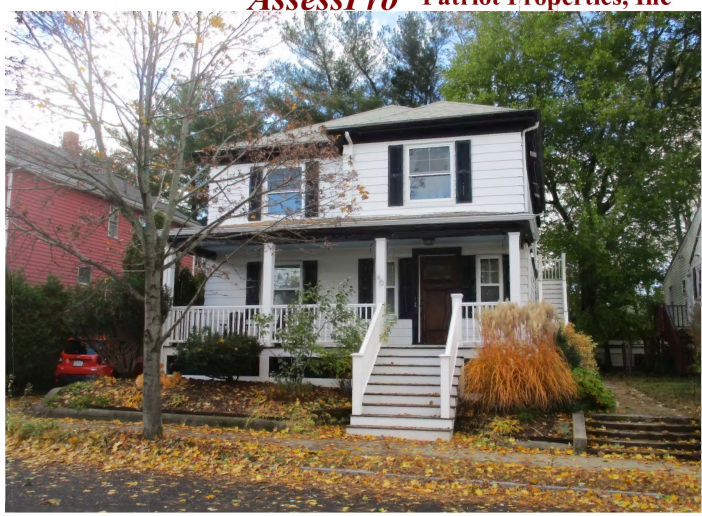
SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc